

कक्षा कार्यवाही क्वार्टर नं 23-13/73-74 जल नंगल देवत

आज दिनांक 20/6/2003 को सुबह का कक्षा जमाया
 2 कि अधिकृत अधिकारी (दं/पं) दिल्ली व भारतीय
 विमान पतन प्राधिकरण के पत्र सं AAD/Est./321/
 1/02/ Vol. III /554 दि. 13/6/2003 के अनुसार जल
 नंगल देवत क्वार्टर नं 23-13/73-74 द्वारा अधिकृत
 की गई 2 कि रण नं 1513/1 (2-0) किया जा चुका है
 जिसका कक्षा देने के वाले मोके पर पहुँचा/सुबह
 प्रोग्राम श्री स्वर्ण, कारनगो (LA) श्री दिलवाग सिंह
 पटवारी (LA) व हल्का पटवारी श्री हरी पत कोशिक
 समय रिकार्ड माल व भारतीय विमान पतन प्राधिकरण
 की तरफ से श्री बीपी गौड़, मैनेजर (इमि) मोके
 पर हाजिर मिले। पुलिस व लोड-डॉइ दफते
 के साथ अद्वैत रण नं का डेमोन्स्ट्रेशन कराकर
 कक्षा हवाले श्री बीपी गौड़, मैनेजर (इमि) किया
 गया। अबकत कक्षा कार्यवाही किसी प्रकार की दिक्कत
 पेश नहीं आई। कक्षा कार्यवाही की एक प्रति जल
 देवत करे कागजात माल, जामत व हल्का (पुनर्
 विचार), हल्का पटवारी को भेज दी जायेगी।

H. S. Singh
 (हरी पत कोशिक) (दिलवाग सिंह)
 पटवारी हल्का पटवारी (LA)/SW

(स्वर्ण)
 Kgo (LA)/SW

20/6/03
 सुरेंद्र कुमार
 NT (LA)/SW

(बीपी गौड़)
 मैनेजर (इमि) AAI
 21/6/2003

SUPPLEMENTARY AWARD NO. 23/73-74(Suppl.)

NAME OF VILLAGE : NANGAL DEWAT
 NATURE OF ACQUISITION : PERMANENT
 PURPOSE OF ACQUISITION : Development of Palam Airport

These are supplementary proceedings for the determination of compensation u/s 11 of the L.A. Act for the land measuring 27 Bighas 2 Biswas situated in the revenue estate of village Nangal Dewat. The aforesaid land was notified u/s 4 & 6 of the L.A. Act vide Delhi Administration Notification No. F.15(38)/64-L&H dated 3.12.1971 and F.15(38)/64-L&H dated 3.12.1971 and F.15(38)/64-L&H dated 10.7.1972 respectively for the public purpose namely Development of Palam Airport. The present acquisition proceedings is being confined to an area measuring 27 Bigha 02 Biswas only. In pursuance of said declaration u/s 6, notices u/s 9 & 10 were issued to all interest person and claims filed by them are discussed hereinafter under the heading "Compensation Claim."

TRUE & CORRECT AREA

The land under acquisition was measured on the spot by the Land Acquisition Field Staff and area found available at the spot is as under :-

<u>Kh.No.</u>	<u>Area</u>	<u>Classification of land</u>
1513/1	2-0	G.M. Factory
1815/2	0-4	-do-
1817/2	0-14	-do-
1818/2	0-4	-do-
1821/2	0-15	-do-
1824/1	0-3	-do-
1826/2	0-8	-do-
1828	4-16	-do-

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case called. following persons were present
and award is announced in the presence of
following person.

1. ਪੰ-ਸ਼ਾਹੀਯੋ ਕੁਲਾ ਮੀਏ / J. J. J. J.

2. ਗਿਰਮਕੁਮਾਰ ਸ਼੍ਰੀਮਤੀ

ਗਿਰਮਕੁਮਾਰ ਸ਼੍ਰੀਮਤੀ

100/2 village R. P. S. S. S.

Signature

49/86

Delhi - 92

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1829	4-19	G.M. Factory
1830	2-10	-do-
1831	4-16	-do-
1833/1	4-7	-do-
1843	<u>1-6</u> <u>27-02</u>	-do-

COMPENSATION CLAIMS

The following persons have filed their claims as under :-

<u>S.No.</u>	<u>Name of claimant</u>	<u>Compensation claims</u>
1.	M/s Punjab Potteries th. Sh. Anuj Gupta	Has claimed Rs. 500/- per sq. yd for land, shifting charges, loss of business, structures values, solatium, loss of goodwill etc.
2.	Sh. Chander Bhan s/o Kundan Lal	Has claimed Rs. 500/- p. sq. yd for land, Rs. 10,00,000/- for structures, removing charges & Loss of business etc.

DOCUMENTARY EVIDENCE Nil

MARKET VALUE

The market value of the land under acquisition is to be assessed with reference to the price prevailing at the time of preliminary notification u/s 4 of the L.A. Act with all its advantages and potentialities. As stated earlier, the present acquisition proceedings are supplementary to award No. 23/73-74. The L.A.C. awarded Rs. 6600/-, 6000/- & Rs. 5500/- & Rs. 1800/-. The land falling in Block A, B, C & D respectively. The Villagers were not satisfied with the award of L.A.C. and had preferred reference petition u/s 18 of the L.A. Act. The Ld. A.D.J. Shri Ravi Kumar, in LAC No. 651/82 decided on 21.12.1984 styled as Dharambir s/o Charan Singh Vs. UOI ~~ahad~~ fixed the market value of the land @ Rs. 13000/- for Block A, Rs. 11,000/- for Block B & C and Rs. 7000/- for Block D. The said judgement was pronounced by ADJ on the basis of judgement of Hon'ble High

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Court of Delhi in RFA No. 46/77 & 660/77 UOI Vs. Ram Kishan & other after dismissing the appeal of UOI.

The land under acquisition does ^{not} abut on Delhi Gurgaon Road and pucca road leading ^{ing} to Village Mahipalpur. So, the land under acquisition falls in the category of Block B of Award No. 23/73-74 of Village Nangal Dewat. In view of this and judgement of L.A.C. No. 651/82, I am of the opinion that market value of the land under acquisition @ Rs. 11,000/- per bigha is fair and reasonable and award the same accordingly.

STRUCTURES

There are two Potteries in the land under acquisition namely Punjab Potteries and Deepak Proclain.

M/s Punjab Potteries:- The claimant has produced following documentary evidence in support of the existence of the Potteries before the date of notification u/s 4

- 1) Sanction from M.C.D. dated 20.4.1960 for compound Wall of the Factory.
- 2) Licence from Ministry of Commerce and Industry dt. 7.7.1960 for establishing factory.
- 3) Licence from M.C.D. dated 23.8.1960.
- 4) Permission for construction of Sheds from M.C.D. dated 10.8.1960.
- 5) Approval for erection of Kiln dated 13.2.61 from Chief Inspector of Factories, Delhi.
- 6) Registration Certificate dated 27.12.61 under Factory Act (2 No. DEL 1370).
- 7) Letter dated 22.1.1962 regarding Licence from Chief Inspector of Factories, Delhi.

The valuation estimates of the structures owned by M/s Punjab Potteries were got from Surveyor of Works PWD. The Surveyor of Works has estimated Rs. 15,69,100/- as total cost of structures. I have no option except to agree with the valuation estimates prepared by the Surveyor of Works PWD and award the same accordingly.

M/s Deepak Proclain: Sh. Chander Bhan has also claimed compensation for structures. During the course of scrutiny of documents filed

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by Sh. Chander Bhan, it is revealed that Sh. Chander Bhan was declared bhumidhar u/s 85 of the D.L.R. Act by Revenue Asstt., New Delhi to Kh.No. 1513/1 measuring 2 Bigha on 30.7.82. Certified copy of the judgement decided by R.A., statements of witnesses was procured from copy agency for ascertaining the factum of the case and the same has been placed on the main award file. Sh. Chander Bhan had produced two witnesses in the Court of R.A., New Delhi in support of his contention that he was in continuous cultivatory adverse possession of the land in dispute. The two witnesses namely Sh. Ram Singh s/o Bahadur Singh r/o Village Nangal Dewat and Sh. Pokar Singh s/o Raja Ram r/o Village Nangal Dewat, clearly stated in the Court of R.A., New Delhi that there was standing crops of Wheat /Mustard in Kh.No. 1513/1 which is contrary to the contention of Sh. Chander Bhan now before L.A.C. As such, the statements given by two witnesses produced by Sh. Chander Bhan himself on which he had himself relied in the Court of R.A., New Delhi should be taken as authentic. In these circumstances, I am of the opinion that no compensation should be awarded for the structures claimed by Sh. Chander Bhan. Hence, no compensation is assessed for the structures.

TREES : There are trees on the land under acquisition. The details of which are as under :-

Kh.No.	Name of trees	No. of trees	Wt. in Qtl.	Rate per Qtl.	Total
1513/1	Peepal	1	2	Rs. 25/-	Rs. 50/-
1815/2, 1817/2	-do-	4	48	Rs. 25/-	Rs. 1200/-
1818/2, 1821/2	Badi	2	28	Rs. 25/-	Rs. 700/-
1824/1, 1825/2	Neem	9	30	Rs. 25/-	Rs. 750/-
1828 to 1831	Shahtoot	15	30	Rs. 25/-	Rs. 750/-
	Shi sham	1	2	Rs. 25/-	Rs. 50/-
1833/1 to 1843	Khatta	1	2	Rs. 25/-	Rs. 50/-
	Besi	1	1/2	Rs. 20/-	Rs. 10/-
					<u>Rs. 3560/-</u>

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SOLATUM : 30 % as solatium will be paid over and above the market value of the land under acquisition.

ADDITIONAL AMOUNT U/s 23(1A): Additional amount @ 12 % p.a. is also payable to interested person u/s 23(1A) from 3.12.71 to date of award.

APPORTIONMENT

Payment of compensation will be made on the basis of the latest entries in the revenue record. In case of dispute not amicably settled within reasonable period, amount shall be remitted to the Court of ADJ u/s 30-31 for adjudication.

LAND REVENUE: The land acquisition is assessed at Rs. 7.32 Ps as land revenue which will be deducted from the Khalsa Rent Roll of the Village from the date of taking over possession.

The aforesaid land vests absolutely with the government from the date of taking over possession of the land free from all encumbrances.

SUMMARY OF AWARD

Compensation of land measuring 27 Bigha 2 Biswas @ Rs. 11,000/- per Bigha	Rs. 2,98,100 - 00
Compensation for structures	Rs. 15,69,100 - 00
30 % solatium	Rs. 5,60,160 - 00
Additional amount @ 12 % u/s 23(1A) from 3.12.71 to 29.8.86 (14 years 270 days)	Rs. 33,02,641 - 97
Compensation of trees	Rs. 3,560 - 00

GRAND TOTAL :- Rs. 57,33,561 - 97

(Rupees Fifty Seven Lac Thirty Three Thousand Five Hundred Sixty One and Paise Ninty Seven only)

(N.K. SHARMA)

LAND ACQUISITION COLLECTOR(PS)
DELHI.

July 18/8/86
APPROVED
SECRETARY (REVENUE)

Announced and filed today.

Sharma
LAC(PS)
4986